



# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Meeting Minutes - Final Planning Commission

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Monday, September 26, 2022

6:30 PM

Council Chamber

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### Regular Meeting

#### 1. Roll Call

**Present** 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds, and Commissioner Santana  
**Absent** 1 - Alternate Neely

#### 2. Pledge of Allegiance

#### 3. Approval of Agenda

#### 4. Minutes to be Approved

- a) [ID# 22-172](#) Certification of the July 25, 2022 Regular Meeting Minutes

**Vice Chair Almond moved and Commissioner Reynolds seconded to approve, based on the clerk's certification, the July 25, 2022 minutes of the Littleton Planning Commission. The vote is 7-0. The motion carries unanimously.**

**Aye:** 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds and Commissioner Santana

**Absent:** 1 - Alternate Neely

#### 5. Public Comment

*None*

#### 6. General Business - None

#### 7. Public Hearing

- a) [PC Resolution 05-2022](#) PC Resolution 05-2022: A Resolution of the Planning Commission of the City of Littleton, Colorado Approving the RiverPark Master Development Plan

*Chair Coronato opened the public comment portion of the public hearing at 7:07p.m.*

*Drew Lang, District 1 - In favor*

*Pat Dunahay, District 4 - In favor*

*Lynn Christensen, District 3 - Opposed (hand out)*

*Christine Hancock, District 3 - Quad Road questions*

*Linda Knufinke, District 4 - Opposed (presentation)*

*Pam Chadbourne, District 1 - Opposed*

*Chair Coronato closed the public comment portion of the public hearing at 7:27p.m*

**Commissioner Reynolds moved and Commissioner Miller seconded to approve PC Resolution 05-2022 approving the RiverPark conceptual master development plan with the conditions listed in the staff report: ( 1) In the development data on sheet four, the density of mixed-use development shall be corrected from 85/DU/Acre Max with Sustainability increases to 60D/Acre Max with Sustainability increases; and 2) In the development data on sheet four, the density of residential development shall be corrected from 75 DU/Acre Max with Sustainability increases to 62 D/Acre Max with Sustainability increases) and one additional condition clarifying references to dwelling units on sheet four are actually dwelling units per acre.**

**Commissioner Santana moved and Commissioner Reynolds seconded to amend the MDP to remove the height limitations as set forth in the application so long as they are consistent with current city code requirements. The vote is 3-4 with Commissioners Hoadley, Almond, McFadyen and Coronato voting no. The motion fails.**

**The vote on the main motion is 7-0. The motion carries unanimously.**

**Aye:** 7 - Chair Coronato, Vice Chair Almond, Commissioner Hoadley, Commissioner McFadyen, Commissioner Miller, Commissioner Reynolds and Commissioner Santana

**Absent:** 1 - Alternate Neely

## **8. Comments / Reports**

### **I. Community Development Director**

*No report*

### **II. Community Development Staff**

*Michael Sutherland, Deputy Director of Community Development - The state American Planning Association Conference is this week and two planning commissioners are attending. They will have a session on the new ULUC. Update on Toll Brothers with several applications on that parcel with one being a site development plan with 260 single family attached dwellings and a multi family apartment. The October 10, 2022 meeting is cancelled and there is a study session scheduled for October 24, 2022.*

### **III. Commission Members**

*No reports*

## IV. Chair


*Chair - Former planner with influence on the City of Littleton, Tom Kristopeit, passed away earlier this month. Recognized him as someone who contributed a lot to the city.*

**9. Adjournment**

*Chair Coronato adjourned the meeting at 10:04p.m.*

**Minutes Certification**

*I hereby certify that the attached minutes are an accurate representation of motions made and action taken at the September 26, 2022 regular meeting of the planning commission. I have also reviewed the video recording for the September 26, 2022 regular meeting of the Littleton Planning Commission and certify that the video recording is a full, complete, and accurate record of the proceedings and there were no malfunctions in the video or audio functions of the recording.*

DocuSigned by:  
  
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*Wendy J. Shea-Tamag, Deputy City Clerk  
Approved as submitted on November 14, 2022*